

Coedsaeson Crescent

SKETTY, SWANSEA, SA2 9DG

GUIDE PRICE £195,000

**Hern &
Crabtree**



Coedsaeson Crescent

The charming Coedsaeson Crescent in Sketty, Swansea, this delightful mid-terrace home perfectly blends modern living with period charm.

As you enter the property, you'll find a light-filled reception room with subtle character and some original period touches. There are three reception rooms in total, offering a range of possible uses such as a sitting area, dining space, or home office. The layout offers flexibility, allowing you to adapt the rooms to meet your needs.

Boasting three generously sized bedrooms, it's an ideal choice for families or anyone seeking extra space. An enclosed sunny garden sits to the rear, and a forecourt garden to the front.

Ideally located, this home offers easy access to Singleton Park, local amenities and schools, making it a sought-after option for those looking to join a vibrant and welcoming community.



1169.00 sq ft

Front

Steps leading to the front aspect. Front forecourt garden. Paved patio. Mature shrubs.

Porch

Double glazed composite door to the front elevation with window over. Tiled wall. Tiled flooring. Coved ceiling. Door leading to:

Hallway

Coved ceiling. Ceiling arch detail. Dado rail. Radiator. Stairs rise up to the first floor.

Lounge

14'1" max x 10'10" max

Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Electric fire with stone surround and mantelpiece. Radiator. Squared off archway to the reception room.

Reception Room

11'7" max x 9'2" max

Double glazed window to the rear elevation. Picture rail. Fitted storage cupboard. Radiator. Squared off archway to the lounge.

Dining Room

15'6" max x 9'4" max

Double glazed window to the side elevation. Coved ceiling. Picture rail. Radiator. Understairs storage cupboard. Fitted Storage cupboard. Gas fire with stone mantelpiece.

Kitchen

9'7" max x 8'8" max

Double glazed window to the rear elevation. Double glazed PVC door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Freestanding oven. Worcester gas combination boiler. Part tiled walls. Vinyl flooring.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Dado rail. Fitted linen cupboard. Loft access hatch.

Bedroom One

14'10" max x 11'9" max

Two double glazed window to the front elevation. Coved ceiling. Picture rail. Cast iron feature fireplace. Radiator.

Bedroom Two

11'8" max x 9'1" max

Double glazed window to the rear elevation. Picture rail. Fitted wardrobe. Radiator.

Bedroom Three

11'9" max x 9'5" max

Double glazed window to the rear elevation. Picture rail. Cast iron feature fireplace. Fitted wardrobe. Radiator.

Shower Room

9'7" max x 6'1" max

Double glazed obscured window to the side elevation. W/C and wash hand basin. Shower quadrant with rainfall shower head and jets. Bath. Vanity unit. Heated towel rail. Tiled flooring. Tiled walls.

Garden

Enclosed rear garden. Side return. Paved patio with stairs rising up to the lawn. Mature shrubs and trees. Further paved patio seating area.

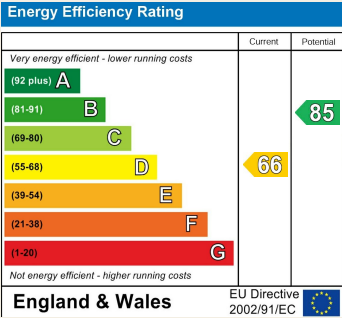
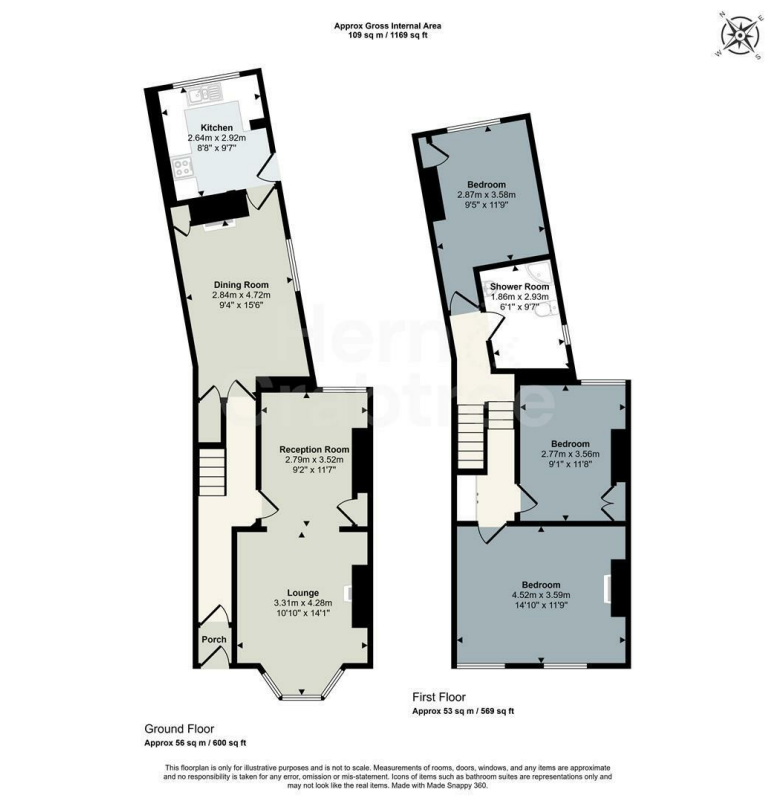
Disclaimer

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations.

Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.